

## **EXHIBIT J - Standard Notes for Final Plats and FFCP's**

**I. STANDARD REFERENCE NOTE:** The following reference note shall be placed on all final plats and all Final Forest Conservation Plans (FFCP's) that contain FRO easements:

"This (These) perpetual Forest Easements (s) is (are) established in accordance with the Frederick County Forest Resource Ordinance (FRO), as specifically set forth in the terms of the recorded FRO easement."

**II. DECLARATION OF INTENT NOTES:** The following notes shall be placed on all Final Plats that have exempted FRO status, according to the type of exemption:

**A. INTRA-FAMILY TRANSFER:**

"This (These) lots (s) is (are) exempt from the Forest Resource Ordinance (FRO) being created for a single dwelling for the owner; or child, grandchild, niece, nephew or parent(s) of the owner under condition that it remain in their ownership for at least five years following the date of plat recordation, and in accordance with the signed FRO Declaration of Intent."

**B. ACTIVE AGRICULTURE ACTIVITIES:**

"This (These) lot (s) is (are) exempt from the Forest Resource Ordinance (FRO) being created for active agricultural use under the condition the land use is not changed to another land use for at least five years following the date of plat recordation, and in accordance with the signed FRO Declaration of Intent."

**C. REAL ESTATE TRANSFER:**

"This (These) lot (s) is (are) exempt from the Forest Resource Ordinance (FRO) being created for

real estate transfers under the condition that the land use is not significantly changed and/or intensifies for at least five years following the date of plat recordation, and in accordance with the signed FRO Declaration of Intent."

**III. NATURAL REGENERATION AREAS:** The following note shall be placed on all FFCP's that contain a proposal for Natural Regeneration:

"This is a natural regeneration area. If this area has not established a tree seedling count consistent with the specification of the Frederick County Forest Technical Manual by natural means within two (2) complete growing seasons, the owner (FRO Applicant) will plant this area with native seedlings at the rate of 700/acre or in accordance with the Tech Manual, and the guarantee money shall not be released until the seedlings are established for at least two (2) growing seasons."

**IV. STANDARD NOTES FOR ALL FFCP'S:** The following three notes shall be placed on all FFCP's that contain preservation or planting requirements.

- A. The Owner/Developer shall execute a long-term protective FRO Deed of Easement with the County for the areas shown hereon as forest retention and/or forestation.
- B. The Owner/Developer shall schedule and hold a pre-construction meeting with the Environmental Compliance Section of the Division of Public Works prior to any earth or site disturbance.
- C. The Owner/Developer shall execute a two (2) year Forest Improvements and Protection Agreement (FIPA) with the County.